

**Part two/part three storey block of 40 extra care apartments for the elderly at Appleton Lodge, Broadstairs– TH/06/1170**

A report by Head of Planning Applications Group to Planning Applications Committee on 16 January 2007.

Application submitted by Kent County Council Adult Services and Housing 21 for the demolition of existing buildings and erection of a detached part two/part three storey block of 40 extra care apartments for the elderly, together with communal facilities, car parking and landscaping at Appleton Lodge, Rumfields Road, Broadstairs (Ref: TH/06/1170)

Recommendation: Permission be GRANTED subject to conditions.

**Local Member(s): Mr B Hayton & Mr J Fullerton**

**Classification: Unrestricted**

**Site**

1. The existing Appleton Lodge site comprises a vacant single storey building on a plot of land just under 0.5 hectares in area, that is located off Rumfields Road, near its junction with Pysons Road, in the western part of Broadstairs. The site is adjacent to Bromstone Primary School and the school's playing fields lie to the south-east and south-west. To the north, north east and west of the site is a primarily two storey residential area, with properties in Yew Tree Close nearest to the application site. The site contains a number of mature trees near to the Rumfields Road boundary. A site location plan is attached.
2. The site is within the built confines of Broadstairs, and is not identified for any particular use in the local plan.

**Background**

3. The existing Appleton Lodge was formerly used as an elderly residential care centre. Until early April 2005, it provided a home for 32 older adults with 54 full and part time staff providing 24 hour care. This single storey building is to be demolished and replaced by the development proposed. Outline planning permission was granted, following determination at Planning Applications Committee in November 2005, for a similar development (ref: TH/05/709). However, it was concluded within the Committee report that development at the site should not exceed two storeys, and this was reflected in the planning decision by the following condition:

(5) The details submitted in pursuance to condition (1) above shall include a building of not more than two storeys in height.

The outline permission for the site has approved the principle of redevelopment with a part one and part two storey building, for use as 31 extra care flats. The scheme presented for outline approval originally included 4 storey elements, and was firstly reduced to a part 1, 2 and 3 storey building in a U shape, and finally (following a reduction in the number of apartments proposed) to a part 1 and part 2 storey block. However, it is important to note that this application is not a reserved matter application related to the outline approval. It is a separate planning application which must be considered and determined on its own merits.

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4. When originally submitted, this latest application proposed the erection of a 3 storey 'L' shaped block of 40 extra care flats for the elderly. This met with objection from Thanet District Council and a number of local residents. Following this, the design of the scheme was amended and it is the amended design that will be discussed throughout this report.

**Proposal**

5. This application has been submitted by Kent County Council Adult Services and Housing 21 and proposes the erection of a part 2 and part 3 storey 'L' shaped block of 40 extra care apartments for the elderly. In addition to the apartments, enhanced communal facilities such as a hairdresser, small kiosk/shop and a restaurant and tea bar for residents and visitors are proposed. These additional facilities add to the quality of life for residents, but also require a quantum of development to make them viable. A suitably sized garden is also proposed, which is of benefit to all residents, offering them a safe and beneficial external space.
6. The layout of development on the site is constrained by the need to reuse the existing access to Appleton Lodge, and by surrounding residential development. In order to accommodate the number of units required to make the scheme viable (40) together with the appropriate communal facilities, whilst maintaining a landscaped setting for the buildings on the site and suitable amenity space, it has been necessary to propose a building of both 2 and 3 storeys. The inclusion of a third storey reduces the footprint of the proposed development, facilitating the retention of trees along the Rumfields Road frontage, the creation of a larger garden and a reduction in the amount of built development adjacent to the boundary with properties in Yew Tree Close.
7. The 'L' shaped layout of the block on the site proposes the narrowest elevation, and the two storey section of the building, to extend towards Yew Tree Close. The three storey element of the scheme is proposed to run parallel to the boundary with Yew Tree Close, separated from this boundary by the facilities gardens. The end elevation of the two storey 'wing' would be the closest point of the development to adjacent residential properties. However, the applicant states that there would be no windows on this facing elevation.
8. The two storey element of the proposed building fronts onto Rumfields Road, where it would be screened behind an existing line of mature trees. The three storey element of the building would be located close to the entrance of the site, set back 24 metres from Rumfields Road. The roof of the proposed development would be at a pitch of 22.5 degrees which, it is suggested, would reduce both its prominence and its visibility from surrounding roads. From the three storey element of the building, the two storey section is designed to provide a transition in building form to the two storey housing to the north west.
9. The site is located in a residential area and the applicant states that the design of the proposed building has been influenced by the need to provide a building which complements adjoining properties, whilst providing an appropriate appearance to the street scene. The building would have long principal elevations with a strong horizontal emphasis. In order to add interest, the front and rear elevations would be broken into modules with projecting bays. The horizontal emphasis would also be delineated by differing materials, with the third floor proposed to be finished in a contrasting white render, and lower floors marked by fair faced brick. The projecting bays would be

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distinguished by horizontal cedar cladding, and windows and doors constructed of powder coated metal frames.

10. Given the site constraints and the layout of surrounding development, the existing site access would be re-used. The applicant advises that the site is well located in relation to main routes into the town, and is easily accessible from the surrounding road network. The car parking would be located to the front of the site, similar to the existing situation. The applicant advises that the proposed development would attract less traffic than the former use of the site, with 25 less staff being employed at the site. A total of 14 car parking spaces are proposed, including 4 spaces for use by disabled persons.
11. Given the client group for the proposed development, the building has been designed with full disabled access to all parts of the site. The entrance to the building would be prominently located and well marked and provided with ambulance drop off points as close as possible to the front doors. Full access for refuge and emergency vehicles would be retained.

*Reduced copies of the submitted drawings showing the site layout, elevations, and access are attached. Photomontages showing how the proposed development would appear on site are also attached.*

**Planning Policy**

12. The Development Plan Policies summarised below are relevant to the consideration of the application:
  - (i) **The Kent & Medway Structure Plan: Adopted 2006:**
    - Policy SP1** - Seeks to conserve and enhance Kent's environment and ensure a sustainable pattern of development.
    - Policy QL1** – Seeks to conserve and enhance the environment through the quality of development and design.
    - Policy QL7** - Where important or potentially important archaeological remains may exist, developers will be required to arrange for archaeological assessment and/or field evaluation to be carried out in advance of the determination of planning applications. Where the case for development affecting an archaeological site is accepted, the archaeological remains should be preserved in situ. Where preservation in situ is not possible or justified, appropriate provision for preservation by record will be required.
    - Policy QL12** -Community Services will be provided as long as there is a demonstrable need for them. Provision will be made for the development and improvement of local services in existing residential areas and in town and district centers, particularly where services are deficient.

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**Policy TP11** - Facilities for pedestrians and cyclists will be provided and their use promoted. Local authorities should ensure that these are included in the design of all transport projects and other developments.

**Policy TP19** - Development proposals must comply with the respective vehicle parking policies and standards adopted by Kent County Council.

**Policy EN9** - Tree cover and the hedgerow network should be maintained. Additionally, they should be enhanced where this would improve the landscape, biodiversity, or link existing woodland habitats.

(ii) **Thanet local Plan: Adopted June 2006:**

**Policy D1** – All new development is required to provide high quality and inclusive design, sustainability, layout and materials. New development proposal will only be permitted if it:

1) respects or enhances the character or appearance of the surrounding area, particularly in scale, massing, rhythm and using materials appropriate to the locality;

2) is compatible with neighbouring buildings and spaces and do not lead to the loss of amenity through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or unacceptable sense of enclosure;

[.....]

9) provides safe and satisfactory means of pedestrian and, where appropriate, vehicle access;

[.....]

**Policy D2** - The following elements will be required as part of landscaping proposals for any new development:

1) the enhancement of the development site in its setting;

2) the retention (and protection during site works) of as many of the existing trees, hedges and other habitat features on site as possible.;

[.....]

**Policy CF1** - Proposals for new community facilities will be supported and permission given if the proposals are not contrary to other local plan policies and the community use and location are demonstrated as appropriate.

**Policy TR17** -Proposals for development will be required to make satisfactory provision for the parking of vehicles in accordance with Kent County Council's Vehicle Parking Standards.

**Policy HE12** -Archaeological sites will be preserved and protected. On those sites where permanent preservation is not warranted, planning permission will only be granted if arrangements have been made by the developer to ensure that time and resources are

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available to all satisfactory archaeological investigation and recording by an approved archaeological body [.....]

**Consultations**

13. **Thanet District Council:** continues to raise objection to the amended proposal, and comments as follows:

“Whilst it is appreciated that the amended proposal is an improvement to that previously submitted, the proposed development still incorporates a dominating 3 storey element, which would be out of character with the predominately 2 storey building form in the area. It is recommended that the plans be further amended with either the whole development reduced in height to 2 storey, which is the preferable option; or the majority of the development be reduced in height to 2 storey, with only the central section of the elevation facing Rumfields Road raising to 3 storey, which should help to improve the design of the development by staggering the height; or the development be reduced in height to 2 storey, with a second floor provided within the roof space.”

“Furthermore, an occupant of a neighbouring property has raised strong concerns over the proximity of the development to their rear boundary. From the plans it would appear that there is a distance of 2 metres between the development and the boundary, and while under the Kent Design Guide this measure is considered acceptable, the scale and dominance of the development is such that an increased distance to the boundary would be encouraged in order to improve the outlook for neighbouring properties.”

In addition, following receipt of the photomontages, Thanet District Council commented as follows:

“What the images show is that the height and scale of the proposed buildings are definitely out of keeping with the height and scale of surrounding development. Whilst the applicant has commented on the advice contained within the letter sent previously by Thanet District Council, it does not appear from the plans and photomontages submitted that the suggestions have been carried out.”

**Broadstairs Town Council:** No comments received to date.

**The Divisional Transport Manager:** raises no objection to this application subject to there being no loss of parking to Bromstone School as a result of the development, and the proposed layout of the development being in accordance with drawing no. 1003 Rev A. The provision of cycle parking is suggested.

**Jacobs Babbie Landscaping:** comments as follows:

“We do not have any objection to the proposals, although the development would cause a slight adverse impact both on the landscape and visually due to the scale of development in comparison with the existing apartments. The development would have minimal impact on existing vegetation, provided that a tree protection plan to BS5837:2005 ‘Trees in Relation to Construction’ is submitted. This should ensure the protection of the three trees on the school site identified as being of high amenity value within the Arboricultural Walkover. We recommend that full landscaping details, which will be submitted for discharge under conditions, include a native boundary hedgerow

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along Rumfields Road for screening of the car parking and several native trees within the site boundary where appropriate.”

**The Environment Agency:** raises no objection but makes a number of detailed comments regarding protection of Source Protection Zones, water conservation and site investigation.

**County Archaeologist:** requests that a condition be placed on any grant of planning permission requiring the securing of the implementation of a watching brief, to be carried out in accordance with a written specification and timetable.

**Representations were also received from:**

**The Broadstairs Society:** states that despite the amendments, they remain concerned at the bulk of the proposed building, considering that:

- it would dominate and present a poor relationship with adjacent buildings and consequently have severe impact on the established character of the area;
- the close elevation alongside the boundary of Yew Tree Close would have an undesirable impact on the occupants of particular properties;
- it fails to provide a sufficiency of space around the building to permit landscaping or tree planting;

**Local Member**

14. The local County Members, Mr J Fullerton & Mr B Hayton, were notified of the application on the 2 October 2006.

**Publicity**

15. The application was publicised by advertisement in a local newspaper, the posting of two site notices and the individual notification of 83 nearby properties. The amended proposal was publicised by the individual notification of 83 nearby properties.

**Representations**

16. To date 4 letters of representation have been received regarding the initial proposal, and a further 4 letters received regarding the amended proposal. The main comments/points of concern and objection can be summarised as follows:
  - When determining the previous outline application it was considered that only 2 storey development would be acceptable on site. Cannot understand why 3 storey development is proposed.
  - Surrounding development is 2 storey, and the existing Appleton Lodge is single storey. 3 storeys would dominate and would be completely out of keeping with the local environment. The height of the existing building and adjacent properties should set the precedence for development at the site.
  - The proposed building is too close to the boundary with Yew Tree Close. The existing building is 6 metres away, and sunk into the ground to prevent it having too great an effect on the residents. The new plan shows the two storey structure to be almost on the boundary of several houses.
  - The footprint of the development should be increased to allow the height to be reduced.



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- The garden for the new Appleton Lodge should extend along the whole of the boundary with Yew Tree Close, resulting in all residents being treated equally.
- Residents have only ever had single storey development at the rear of their properties, and have enjoyed the quality of life that this has brought. Views should be considered.
- A three storey building would overshadow neighbouring properties and result in a loss of sunlight. In addition, privacy would be lost.
- Objections should not be ignored due to pressures from the applicant about the financial viability of the scheme.
- Concern is expressed that inadequate car parking is proposed on site, especially as the neighbouring school already generates parking problems. In addition, concerns are raised over the generation of additional traffic.
- No more trees should be felled/removed.
- Concern is expressed over who the development would be catering for i.e. elderly, those with mental health difficulties.
- Kent County Council appears to be selling off many of its properties/land to the private sector.
- Demolition and construction noise would be disruptive.

**Discussion**

17. In considering this proposal regard must be had to the Development Plan policies outlined in paragraph (12) above. Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, this proposal needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity. Issues of particular relevance include impact upon residential and local amenity and visual impacts of the proposed development.

Siting and Design

18. Several local residents, Thanet District Council and The Broadstairs Society have raised objection to this application on the grounds that the three storey element of the building would be out of character with the surrounding area, and that the two storey element of the scheme is too close to the boundary of the site, and properties in Yew Tree Close. Government Planning Policy currently requires the optimum use to be made of land within urban areas to meet housing land requirements, in order to minimise the spread of urban development into the open countryside and areas of special protection. Planning Policy Guidance Note 3 advocates the development of residential sites at higher densities than previously envisaged, with particular emphasis on the redevelopment of existing sites, subject to reasonable safeguards to protect amenity interests. In this regard, Policy QL1 of the Kent and Medway Structure Plan and Policy D1 of the Thanet Local Plan require new developments to be of high quality and well designed, to respect or enhance the character/appearance of the surrounding area and, amongst other matters, to be compatible with neighbouring buildings and spaces and not lead to the loss of amenity through overlooking, noise, overshadowing, loss of natural light or an unacceptable sense of enclosure. In conjunction with other relevant landscape protection and design policies, these issues need to be considered in the determination of this application and will be discussed below.

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19. This application proposes the erection of a part three storey and part two storey 'L' shaped building, which would accommodate 40 extra care apartments for the elderly. As outlined in paragraph 2 of this report, when a similar application was submitted, at outline stage, both Officers and Members considered that no development at the site should exceed two storeys in height. Subsequently, a planning condition was attached to the outline consent to ensure that when detailed applications were submitted pursuant to that approval, that the building should be no more than two storeys in height. However, this application is not a reserved matter application related to the outline approval, but a separate application which must be determined on its own merits. The inclusion of a three storey element is, however, a cause of concern and needs to be addressed and discussed.
20. The three storey element of the proposal is proposed to run parallel to properties in Yew Tree Close, but on the far side of the site, with the two storey element extending at right angles to this, parallel to Rumfields Road. The applicant advises that in order to accommodate the number of units required to make the scheme viable, together with appropriate communal facilities, whilst maintaining a landscaped setting and suitable amenity space, it has been necessary to propose a building with a three storey element. The applicant has given consideration to reducing the height of the proposal to solely two storeys, and an indicative site plan was submitted to show this. By reducing the height the footprint would have to be significantly increased, and the applicant suggests that the only way to accommodate the 40 apartments on site would be to construct a square building running around all perimeters of the site, with a central fully enclosed courtyard. This would dramatically reduce the amount of amenity space available to residents, and arguably would have a greater detrimental impact upon properties in Yew Tree Close. A two storey building would run the entire length of, and very close to, the site boundaries. However, by maintaining a three storey element, the amount of development within close proximity to the boundary with properties in Yew Tree Close is greatly reduced. The two storey element, as proposed, would be the closest part of the building to the boundary, and the impact of this will be discussed later in this report. However, the three storey element would be over 30 metres from the boundary with properties in Yew Tree Close, and over 46 metres from the rear of the closest property. A landscaped garden would lie between the development and the boundary. Therefore, I do not consider that the three storey element of the proposal would have a detrimental impact upon the amenity of neighbouring residents in terms of overshadowing, loss of light, overlooking or creating an unacceptable sense of enclosure. However, the visual impact of a three storey development upon the street scene, and character of the local area, also needs to be addressed.
21. Thanet District Council continues to raise objection to the proposed development on the grounds that three storey development on site would be over dominating and out of character with the surrounding area. However, they also suggest alternative options for the development of the site, one of which would involve a reduction in most of the development to two storey, with only the central section of the elevation facing Rumfields Road raising to three storey. As currently proposed, most of the three storey development would extend to the southwest, behind the central core of the building. The frontage of the building onto Rumfields Road would be predominately two storey, with the three storey section joining at the eastern corner of the building. The remainder of the three storey development extends to the rear of this, and therefore would not be visible from a number of view points of Rumfields Road. By reducing most of the three storey development to two storey, and including a central three storey core (as suggested by Thanet District Council), I consider that the view from Rumfields Road would not be significantly different. The key elevation in terms of both the impact on the

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street scene, and the amenity of neighbouring properties, is the north eastern elevation fronting Rumfields Road. This has been reduced, in the most part, to two storeys. The applicant suggests that the southeastern elevation, facing Bromstone School, is of secondary importance when viewed from Rumfields Road, and is generally much less visible in the street scene. The fact the Thanet District Council would accept a three storey central core, in effect accepts the elevation fronting Rumfields Road as it is currently proposed. Although the three storey element extending to the rear of the frontage would be visible from certain view points on Rumfields Road, I do not consider that the visual impact would be significantly adverse. This is a view supported by Jacobs, who state that the development would cause only a slight adverse impact. Existing trees to the frontage of the site would be retained, and the photomontages submitted demonstrate that these trees would provide good screening of the proposed building, aiding in breaking up the mass of the building.

22. Although two storey development on site would be preferable, the applicant has successfully demonstrated that by reducing the height of the proposal to two storeys the impact upon neighbouring residential amenity could be more adverse than as proposed. In addition, the three storey element of the proposal extends away from Rumfields Road. Its impact upon the street scene would not be vastly different than if the applicant was to amend to proposal in accordance with one of the District Council's suggested alternatives. Although surrounding development is predominately two storey residential development, there is no specific prohibition in planning policy for partially three storey building in this area and developments of residential flats typically rise beyond 2 storeys. The three storey element of the proposal would not have a significantly detrimental impact upon the amenity of neighbouring residents, given its positioning within the site, and I consider that the applicant has taken all practicable measures to minimise the impact of the development upon the street scene and character of the local area. Therefore, in light of Government Policy Guidance, I consider that the three storey element of the proposal, as now amended, is acceptable in this instance.
23. However, objection is also raised regarding the proximity of the two storey element of the proposal to the boundary with properties in Yew Tree Close, and the properties themselves. The main end elevation wall of the block is located 4 metres from the boundary. However, an enclosed internal stairwell extends beyond this, bringing the development to 1 metre from the boundary. The closest residential property would be 18 metres from this end elevation. This close proximity has met with objection from neighbouring properties, Thanet District Council and The Broadstairs Society, and is something which I consider could adversely effect the amenity of neighbouring residents. Although the applicant proposes that there would not be any windows in the end elevation, which means that the development would conform with the window to wall guidance distance of 11 metres specified in the Kent Design Guide, this guidance relates more to privacy and overlooking than overbearing development.
24. Due to the concerns and objection raised, and my own concerns, the applicant was requested to move the building further away from the boundary. The applicant responded as follows:

“The development is located close to the boundary with properties in Yew Tree Close. However, in this location, the height of the building has been reduced to 2 storeys, and as the District Council say in their letter, complies with the guidance in Kent Design. In urban areas it must be expected that new development may be located close to boundaries, and closer to homes, than may have been experienced in the past. However, the fact that the

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development complies with Kent County Council's adopted guidance is surely confirmation that the proposal is acceptable in design terms, especially given the comparable height to buildings in this location"

"With regards to the distance between the boundary and the flank wall of the building, you will note from the submitted plans that it is not possible to move the building any further south. The building already sits very close to the south-eastern boundary of the site. The nearest part of the building to the boundary is a fire escape stair which has to be located in this position to comply with building regulations. However, this element of the building is narrower and lower than the majority of the two storey wing, and affects only a small proportion of the boundary. We will also put in place a new boundary fence to a height of 1.8 metres which will also physically separate the development from adjoining properties and provide another screening to the building at ground floor level."

25. Whilst I have concern over the proximity of this part of the building to the neighbouring property, I accept that the Kent Design guidance is not compromised in terms of privacy or overlooking. Whether the juxtaposition of buildings involves an overbearing impact is a subjective matter, but it has to be borne in mind that existing housing in Rumfields Road is similarly closely spaced. Given that this part of the building is the two storey element, I do not consider that this aspect alone would warrant refusal of the application. However, the applicants will need to separately satisfy the Building Regulation requirements with regard to the available space for the fire escape egress.
26. As outlined in paragraph 8 of this report, the design of the building has been influenced by the need to provide a building which complements adjoining properties, whilst providing an appropriate appearance to the street scene. The design of the building is considered appropriate for the use and nature of the development, and the external materials suggested are in keeping with the character of the area. However, should Members be minded to permit, details and samples of all materials to be used externally would be required to be submitted prior to commencement of development on site.

### Landscaping

27. The applicant confirms that 5 trees along the frontage with Rumfields Road would be removed due to their poor condition. However, Jacobs state that the development would have minimal impact on existing vegetation, provided that a tree protection plan to BS5837:2005 'Trees in Relation to Construction' is submitted. Should Members be minded to permit, a landscaping scheme would be required under planning condition. This would need to include tree protection measures to ensure that trees to be retained would not be affected by development on site. In addition, the landscaping scheme would also be required to include a native boundary hedgerow along Rumfields Road for screening of the car parking, the provision of several native trees within the site boundary where appropriate, details of the hard and soft landscaping of all amenity space, and additional boundary planting.
28. I have no objection to the removal of the 5 trees to the road frontage, and consider that additional tree and shrub planting would compensate for this. I consider that a detailed landscaping and tree planting scheme would help to mitigate the visual impacts of the development, whilst improving the overall appearance of the site.

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Highways

29. Traffic generation and impact upon the local highway network are further concerns expressed by local residents. The applicant advises that given the site constraints, and the layout of surrounding development, the existing site access would be re-used. The car parking would be located to the front of the site, similar to the existing situation. The applicant advises that the proposed development would attract less traffic than the former use of the site, with 25 less staff being employed at the site. A total of 14 car parking spaces are proposed, including 4 spaces for use by disabled persons. Although Kent Vehicle Parking Standards for sheltered housing require one space per resident warden and one space per two units, which would bring the total to 21 spaces, it should be borne in mind that the residents of extra care housing are frail elderly and car ownership levels are usually very low. Therefore, the Divisional Transport Manager has raised no objection to this application subject to no loss of parking to Bromstone School, and the proposed layout of the development being in accordance with drawing no. 1003 Rev A. I consider that providing the car parking is completed, and fully operational on site prior to the occupation of the development, that this proposal would not have a detrimental impact upon the local highway network. The Divisional Transport Manager has also requested a condition for the inclusion of cycle parking on site, and I would advise that this could be incorporated into any consent.

Demolition and Construction

30. It is proposed to demolish the existing Appleton Lodge, which has the potential to have an impact upon local residential amenity. In order to minimise the impact of the development, during demolition and construction, especially in terms of noise and dust, a condition should limit the use of any plant, machinery and other equipment which is audible at the application site boundary to between the hours of 0800 and 1800 Mondays to Fridays and 0900 and 1300 Saturdays, with no works on Sundays or Bank Holidays. Construction hours would be limited to the same. Conditions should also require best practice measures to be taken to minimise dust and to ensure mud and other debris is not deposited on the local highway network.

**Conclusion**

31. In summary, I consider that the siting and design of the proposed extension would not have a significantly detrimental effect on the amenity of local residents, and that siting, mass and design of the proposed development is appropriate for the context of the site. Subject to the imposition of conditions, I am of the opinion that the proposed development would not give rise to any material harm and is otherwise in accordance with the relevant Development Plan Policies. Therefore, I recommend that permission be granted subject to the imposition of appropriate conditions.

**Recommendation**

31. I RECOMMEND that PLANNING PERMISSION BE GRANTED SUBJECT TO conditions, including conditions covering:
- the standard time limit,
  - the development to be carried out in accordance with the permitted details,
  - external materials to be submitted for approval,
  - a scheme of landscaping, its implementation and maintenance,
  - protection of nesting birds,

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- archaeological watching brief,
- parking to be completed in accordance with approved plans prior to occupation,
- the provision of cycle parking,
- hours of working during construction,
- prevention of access for construction vehicles at peak school times,
- prevention of mud being deposited on the highway,
- measures to suppress dust.

Case officer – Mary Green	01622 221066
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Background documents - See section heading
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**Item D2**

**Part two/part three storey block of 40 extra care apartments for the elderly at Appleton Lodge, Broadstairs– TH/06/1170**

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**Site Location Plan**

